

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

204/1 QUEEN STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

214/1 QUEEN STREET BLACKBURN VIC 3130	\$350,000	30-May-24
103/1 QUEEN STREET BLACKBURN VIC 3130	\$363,000	22-May-24
301/20 QUEEN STREET BLACKBURN VIC 3130	\$350,000	16-Apr-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 September 2024

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**214/1 QUEEN STREET BLACKBURN VIC 3130** Sold Price **\$350,000** Sold Date **30-May-24**

 1  1  1

Distance **0.02km**



**103/1 QUEEN STREET BLACKBURN VIC 3130** Sold Price **\$363,000** Sold Date **22-May-24**

 1  1  1

Distance **0km**



**301/20 QUEEN STREET BLACKBURN VIC 3130** Sold Price **\$350,000** Sold Date **16-Apr-24**

 2  1  1

Distance **0.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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